

Board of Directors Workshop
Cambridge Crossings Homeowners Association
July 18, 2022

The Board met on July 18 met at 4:00 pm. at the South Harbor Clubhouse. Don Feather, Bill Rankin, Will Nunnally, Max Hooper and the Reverend Lisa Erdeljon were in attendance. A motion was made and passed to approve the minutes from the last meeting and the revised agenda for the present meeting.

**Old Business **

- Covenants
 - The attorney has reviewed and provided comments regarding the proposed modification of the covenants. Attorney comments have been forwarded to all.
 - Proposed amendments must be consistent with applicable law. Further study needed
 - Modification of existing Covenants is not practical
 - Restated Declaration substitutes/replaces the existing document.
 - Cost is About \$3500-\$4500.
 - Covenant Review team could not provide comments regarding significant/important key points in the proposed modification
 - Additional study of the cost benefits from modifications to the covenants is needed
- Joy's July inspection
 - The area behind Buildings 4181 through 4189 was inspected. A quote will be requested for brush hogging from the length of the bridge walkway to the pond overflow discharge pipe and depth defined by silk fence to the property line.
 - The pond discharge piping will be cleared of obstructions.
- The Build the Budget Team – BBT has presented their “Final Offer” – a response issued ;, see attached.
- Officers of the HOA were reconfirmed:- post March 17, 2022 minutes
 - Don Feather – President
 - Will Nunnally – Treasurer
 - Max Hooper – Secretary
 - Bill Rankin – Member at Large
 - Reverend Lisa Erdejon - Member at Large

New Business

- Garden Club-
 - the Board has agreed that if a homeowner modifies or supplements the landscaping, the homeowner is responsible for upkeep of that modification – A draft resolution

covering the modifications to common areas by home owners was prepared and reviewed. It was decided to use "Modification of the Rules" rather than a Resolution. Max and Lisa will prepare a template for Rule Modification's. A revised document for modification of common areas by homeowners will be prepared .

- It has been reported that 4 lawns are problematic and modification of the protocol is required to allow treatment – Max to follow up with Jim Cross regarding the Lawn Care program.
- A Phase II request and scope for additional funding (Phase II) of the 4181 through 4189 landscaping project was presented and discussed. The Phase II request was determined to be an improvement of common property for the benefit only of units 4181 through 4189. Additionally, no cost benefit is derived from Phase II. The request for funding was not approved. Owners were notified
- Discussion Item: Based on the above request a review of plats for units 4181 through 4189 indicates that homeowners' rear lot line is 20' from their original building line. Work beyond the 20' line would be a betterment of common property to only benefit these property owners. For further discussion - Should a rule be adopted and entered into the Architectural Standards, Implementation Guidelines and Rules and Regulations?
 - The Board of Directors shall have the authority to adopt rules for the use of the Common Properties ... Article XII Section 1 Rules -
- Friends of the pond –
 - Pond Water Testing Project – Purchase Order for water analysis was issued to Dragonfly Pond works
- ARC / Landscaping committees working to define future community needs and prepare cost
- Enforcement Procedures - the Covenants XII Section 5. Enforcement - specifics/procedures of Enforcement to be reviewed and discussed
- Board of Directors Summary of Meeting document covering March, April, May, June of 2022 was prepared and posted on the internet.
- Storm Water Permit Transfer –
 - No response by the state regarding the Permit Transfer or the Permit Application (includes pond modifications)
 - Response to the State's letter regarding non compliance of the pond was submitted.
- Status of Master HOA property acquisition – nothing to report

No other business, the meeting was adjourned at 6:50 PM

Respectfully submitted,
Max Hooper, Secretary